

**CITY OF LONG GROVE
PLAN & ZONE MEETING MINUTES – 16 JULY 2018**

Present: Kent Long, Bill Rehn, Mark Abdon and Nikki Sailor

Absent: Merle Hermsen

Guests: Giles Looney and Mrs. Abdon

Kent opened the meeting at 7:00 p.m. Mark motioned to approve the agenda, seconded by Nikki.

Nikki made a motion to approve the June 18th minutes, seconded by Bill.

A discussion took place regarding the current Long Grove fencing requirements. Giles presented a copy of Page 72-74 of the 2009 Long Grove Zoning Ordinance where it identified exceptions and modifications to the fencing ordinance. He also presented copies of other cities fencing ordinances to the Board whereby most cities allow a zero setback. Giles stated that the ordinance has been interpreted for years to have 7 foot setbacks for the rear and side yard. However, he doesn't feel it was interpreted correctly. He understands how it was arrived at based on the fact that a fence is a structure and as such should be 7 foot from the property line. However, finding the exceptions and modifications section in this ordinance, his interpretation and recommendation to the Board is to have zero set backs on the property line for the rear and side yard. He doesn't think we can enforce the 7 foot setbacks.

The Board discussed the fencing ordinance and the way it was laid out in the 2009 Zoning Ordinance and felt that there should be clarification and more specifics listed in one section of the ordinance that specifically

addresses fences so when residents come in to get a permit we can hand them that section of the Ordinance for them to follow when constructing their fence.

Mark stated as he reads the ordinance a fence is defined as a structure which would qualify for a 7 foot setback. Kent stated that is correct except a fence falls under a structure with an exception. Therein lies the discrepancy.

Nikki asked if the ordinance would need to be rewritten and Giles stated that the correct information is already in the ordinance, it just needs to be expanded upon and clarified.

Bill asked if all the fencing information could be moved to one section. He also stated that approved fencing materials should be included and Giles agreed along with proper fence maintenance.

Nikki asked if a resident can connect their fence to their neighbor's fence. Giles said they could with their neighbor's approval, otherwise they would have to stay about an inch away. Giles stated the City did not want to get involved in this situation.

Kent said he wanted more time to review the current fencing ordinance and exceptions. The Board asked Giles and Pam to assemble a document outlining the fencing requirements that they could review at a special Plan & Zone Meeting scheduled for Monday, 6 August. They wanted to have a meeting prior to the August City Council meeting so their recommendations could be presented to the Council at the August 14th meeting.

Kent asked if everyone was in agreement that based on the exceptions and modifications in Section 2 of the 2009 Zoning Ordinance that there should be a zero setback for fencing in the rear and side yard? Nikki said she thinks it would be a good change to make. Bill stated that if someone should have to dig or bury a line, the ordinance should state that it would be at the property owner's expense.

The Board expressed concern over previous property owners who had already installed a fence on their property using the 7 foot setback.

Giles and Pam will put together the fencing requirements in one document for the P&Z to review. Giles will then take it to the Council and explain its current interpretation.

Kent made a motion to have the next P&Z meeting on Monday, 6 August, at 7:00 p.m. to review the fencing ordinance. Bill seconded the motion, all ayes.

Nikki motioned to adjourn the meeting, Mark seconded the motion, all ayes.

Respectfully submitted by Pamela Petersen